

CITY OF TWINSBURG
BOARD OF ZONING APPEALS MINUTES
APRIL 11, 2018

CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
APRIL 11, 2018

Mr. Kancler called the meeting to order at 6:30 pm.

Present: Messrs: Brown, Wilner, Kancler, Griffith
Absent: Mr. Zeitz

Also Present: Mr. Russ Rodic, Building Commissioner
Mr. Sam Scaffide, Council Representative
Mr. Pete Metropulos, Planning Commissioner

The Board recited the Pledge of Allegiance.

- **Election of Chairman**

MOTION: I NOMINATE MR. KANCLER FOR CHAIRMAN.

MR. WILNER MOVED, MR. BROWN SECONDED, UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

- **Election of Vice Chairman**

MOTION: I NOMINATE CHRIS GRIFFITH AS VICE CHAIRMAN.

MR. BROWN MOVED, MR. WILNER SECONDED, UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

CITY OF TWINSBURG
BOARD OF BUILDING AND ZONING CODE APPEALS
WORK SESSION
APRIL 11, 2018

1. Appeal # 03-2018
Section 1153.03(a)(1) and (2), 1143.09 R-4

A public hearing will be conducted at 6:30 pm on April 11, 2018; for the purpose of hearing an appeal for a variance from sections 1153.03(a)(1) and (2), 1143.09 R-4 districts of the Twinsburg Zoning and Development Regulations which states minimum side yard depth shall be 10 feet and maximum garage area shall not exceed 600 square feet except when first floor living area exceeds 1,000 square feet. The applicant is proposing a garage expansion (13'x20'). This appeal is made by Tyson and Kimberly Papay of 9261 Chamberlin Rd.

- Specifically, a 3 foot 6 inch side setback variance is requested.
- Specifically, a 30 square foot variance to garage size.

Mr. Kancler asked for a motion to move from the work session right to the regular portion of the meeting.

MOTION: I MAKE A MOTION TO EXCUSE THE WORK SESSION AND MOVE RIGHT INTO THE REGULAR MEETING.

MR. WILNER MOVED, MR. BROWN SECONDED, UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

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**CITY OF TWINSBURG
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MEETING MINUTES
APRIL 11, 2018**

PUBLIC PARTICIPATION – NONE

1. Appeal # 03-2018
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- Specifically, a 3 foot 6 inch side setback variance is requested.
- Specifically, a 30 square foot variance to garage size.

Mr. Rodic administered the Oath to Mr. Tyson Papay.

Mr. Papay presented the application for variance.

- They are seeking a 3 foot 6 inch side setback variance as well as a 30 square foot variance to the allowed garage size.
- There are several similar sized garages in this neighborhood.

Mr. Kancler asked if there is a side door planned for the garage.

Mr. Papay stated that there is.

Mr. Kancler asked if the applicant would change the plan to place the man door on the rear of the garage.

Mr. Papay replied that he would.

Mr. Kancler asked if there is any evidence of diminution in value to adjoining properties if the variance is granted.

Mr. Papay stated that he does not believe so.

Mr. Kancler asked if there are any members of the public present to speak against the variance.

There were none.

MOTION: I MOVE THAT WE APPROVE APPEAL #03-2018 GRANTING THE THREE FOOT, SIX INCH SIDE SETBACK AND ADDING THIRTY SQUARE FEET TO THE GARAGE SIZE WITH THE SPECIFICATION THAT THE MAN DOOR BE ON THE BACK SIDE OF THE GARAGE.

MR. BROWN MOVED, MR. GRIFFITH SECONDED
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

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Mr. Kancler stated that there is no evidence of diminution in value to adjoining properties, there are no objections to the variance, the applicant agrees to place the man door to the rear of the addition and everything that has been done has been in keeping with the spirit of the Code. At least one adjoining neighbor has such an addition to a three car garage.

Mr. Kancler stated that, with those reasons, he would like a roll call vote.

Mr. Rodic called the roll.
ROLL CALL AGREED UNANIMOUSLY.

Mr. Rodic explained that, due to the application being considered by the ARB next, there is no need to request the 30 day Council consideration period be waived.

APPROVAL OF MINUTES – Dated March 14, 2018.

MOTION: TO APPROVE THE MINUTES DATED MARCH 14, 2018.
MR. BROWN MOVED, MR. GRIFFITH SECONDED
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

COMMUNICATIONS –

Mr. Rodic noted that there is a meeting scheduled for April 25 to hear an appeal for an attached garage size.

EXCUSE ABSENT – Mr. Zeitz

MOTION: TO EXCUSE MR. ZEITZ FROM THE MEETING.
MR. GRIFFITH MOVED, MR. BROWN SECONDED
UPON ROLL CALL, MOTION PASSED UNANIMOUSLY.

ADJOURNMENT- The meeting was adjourned at 6:39 pm.

Ed Kancler, Chairman

Russ Rodic, Building Commissioner